



STANFORDS

The Woodlands, Hither Green

Guide Price £550,000

A beautifully presented three-bedroom first-floor maisonette, featuring a private garden and sole ownership of the loft space.

Ideally located on The Woodlands, a quiet residential street just 0.6 miles from Hither Green Station, the property offers convenient commuter services into Central London and is within easy reach of a variety of local amenities, including independent shops, cafés, and restaurants.

The ever-popular Mountsfield Park is just a short walk away, offering expansive green spaces, tennis courts, a bowling green, and a café.

Accessed via its own private front door, the property benefits from a private garden with side access. Internally, the accommodation comprises a bright and spacious lounge, a generous kitchen/dining room, and a family bathroom. There are two well-proportioned double bedrooms, while the third bedroom would make an ideal home office or nursery.

The property also benefits from a substantial loft space, offering excellent storage and potential for extension (subject to the necessary permissions).

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

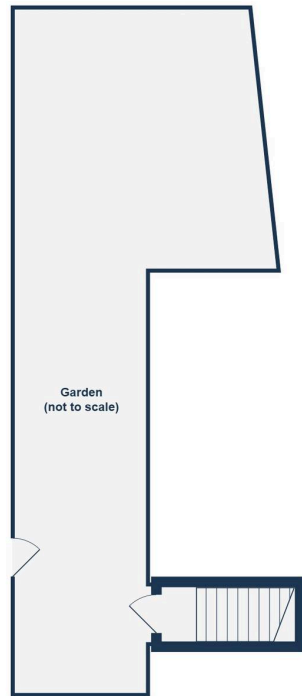
EPC Environmental Impact Rating: D

- **Three Bedroom Maisonette**
- **Private Garden**
- **Light & Modern Interiors**
- **Spacious Kitchen/Diner**
- **Large Loft**
- **Total Area 1113sqft**

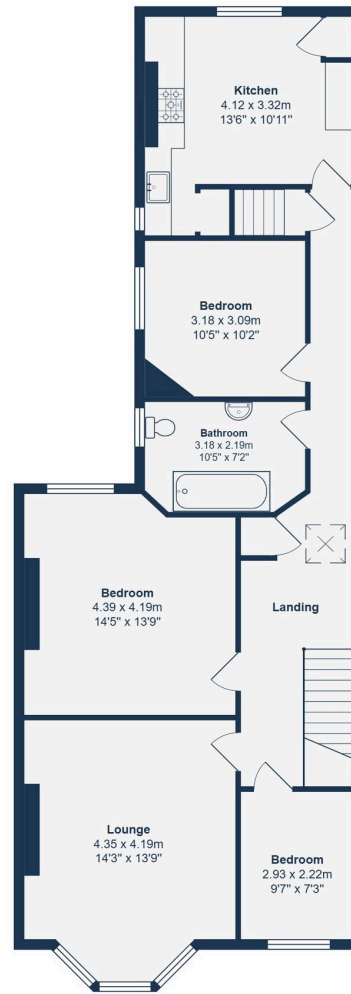








Ground Floor



Ground Floor

First Floor

Total Area: 103.9 m² ... 1118 ft²

All measurements are approximate and for display purposes only





FIRST FLOOR

Landing

Stripped wooden floors, storage cupboards and access to loft space.

Lounge

17' 0" x 13' 9" (5.18m x 4.19m)

Double glazed bay window to front, stripped wooden floor, radiator.

Kitchen

13' 6" x 10' 11" (4.11m x 3.33m)

Double glazed window to rear, wooden flooring, tiled splash-back, wall & base units with worktop, mixer tap sink with single drain, gas oven with 4 ring hob, extractor hood, integrated dishwasher & washing machine, storage cupboards, built in pantry cupboard.

Bedroom

14' 5" x 13' 9" (4.39m x 4.19m)

Double glazed windows to rear, stripped wooden floor, radiator, pendant light fixture.

Bedroom

10' 5" x 10' 2" (3.17m x 3.10m)

Double glazed window to side, stripped wooden floor, radiator, pendant light fixture.

Bedroom

7' 3" x 9' 7" (2.21m x 2.92m)

Single glazed window to front, stripped wooden floor, radiator, pendant light fixture.

Bathroom

7' 2" x 10' 5" (2.18m x 3.17m)

Double glazed window to side, tiled flooring, low-level WC, wash basin, bath with overhead shower, extractor fan.







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